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Sent: March 23, 2026 11:41 AM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Subject: Formal Submission Regarding Zoning Amendment Bylaw No. 1398 (604 Rainforest Drive – RZ25-06)

[External]

To the Mayor and Council,

Please accept this formal submission in opposition to Zoning Amendment Bylaw No. 1398. This correspondence outlines why the proposed amendment is inconsistent with the 2022 Official Community Plan (OCP) Bylaw No. 1306 and the current planning landscape in Ucluelet.

1. Cumulative Impact of Short-Term Rental Proposals

Tomorrow's public hearing agenda includes three separate proposals involving the expansion or legalization of Commercial Tourist Accommodation (including RZ25-06, RZ24-14, and RZ26-03). The cumulative impact of these proposals on Ucluelet's residential character and housing inventory must be considered. Approving a significant increase in short-term rental (STR) density, particularly by removing a mandated community service, is not consistent with the District's stated goal of prioritizing long-term residential stability.

2. Planning Consistency and the Current OCP Review

The District and the ACRD are currently in the midst of a comprehensive OCP review, with a draft presentation scheduled for tomorrow, March 24th. It is a principle of responsible development to defer major land-use shifts, especially those that permanently delete service space, until the new OCP provides an updated, community-ratified vision. Approving this amendment now preempts the very public process the District is currently conducting.

3. Violation of the "Amenity for Density" Principle

The current density at 604 Rainforest Drive was granted under Bylaw No. 1309 (2022) as a specific "Density for Amenity" agreement requiring a Health Care Office. Removing the clinic while retaining the density sets a precedent that public benefits are negotiable after a project is approved. If the original community benefit is no longer viable, the appropriate planning response is to revert the site to its original, lower-density residential allowance to ensure the scale of development remains aligned with the services provided.

4. Community Health and Sustainability (OCP Section 8)

Section 8 of the OCP advocates for increased local access to services. If a medical clinic is not feasible, the District should re-engage the community to determine what alternative benefit or service would best serve the neighborhood's needs rather than defaulting to more resort condos. Permanently converting this service space into resort accommodation results in an irreversible loss of community-zoned infrastructure within a growing residential corridor.

5. Managing Seasonality and Capacity Data from the 2024 Interim Housing Needs Report emphasizes that Ucluelet requires 245 new housing units for permanent residents.

Unlike residential housing, which provides 100% year-round occupancy, resort condos are subject to extreme seasonality, often dropping below 33% occupancy in winter. Approving more seasonal inventory while the District faces a critical shortage of year-round housing is an inefficient use of limited land and infrastructure.

To uphold the integrity of the 2022 OCP and the "Amenity for Density" framework, I respectfully ask Council to reject Bylaw No. 1398. In the absence of the promised medical clinic, the site should return to long-term residential standards at a scale consistent with the original neighborhood plan.

Kind regards,
Petra Makaremi

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